

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Feathery Grove Sandhurst VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$860,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Sandhurst

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

38 Niblick Circuit Sandhurst VIC 3977	\$950,000	08-Nov-19
25 Whitewater Court Sandhurst VIC 3977	\$950,000	07-Sep-19
30 Nagle Drive Sandhurst VIC 3977	\$870,000	30-Sep-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 February 2020


38 Niblick Circuit Sandhurst VIC 3977

Sold Price

\$950,000

Sold Date

08-Nov-19
 4
 2
 2

Distance

0.18km

25 Whitewater Court Sandhurst VIC 3977

Sold Price

Sold Date

07-Sep-19
 4
 2
 2

Distance

0.56km

30 Nagle Drive Sandhurst VIC 3977

Sold Price

\$870,000

Sold Date

30-Sep-19
 4
 2
 2

Distance

0.63km
RS = Recent sale

UN = Undisclosed Sale

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